

SAN ANTONIO PLANNING COMMISSION MINUTES



October 26, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Jody R. Sherrill

Rob Rodriguez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Retreat discussion

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Limon, A. Rodriguez, R. Rodriguez, Billa Burke, Lindhorst, Martinez, Sherrill
Absent: Hartman

4. Citizens to be heard – No Citizens to be heard.

Vice Chair Limon opened the public hearing.

Commissioner Lindhorst left the boardroom for the purpose of recusal.

Richard Carrizales, Planner, presented items.

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

- A. 110121 **Laura Heights Subdivision Unit 8 – PUD**
(The extension of Mill Path, northeast of Patton Point)

* Project is located in the Camp Bullis Notification Area.

- B. 110132 Coleman Ridge Subdivision Unit 2**
(The extension of Calzada Trail, southwest of Faithful Path)
- C. 110323 J. Anthony's SE Military**
(At the southeast corner of Southeast Military Drive and Dumbarton Drive)
- D. 110330 Villa Del Sol Unit 9 BSL**
(Southwest of the intersection of Verde Canyon and West Ansley Boulevard)

REPLATS:

- E. 100363 Culebra Road Commercial**
(Northwest of the intersection of Culebra Road and Village Parkway)
- F. 110153 Fire Station No. 28**
(On the north side of Burwood Lane, west of Interloop Lane)

Vice Chair Limon closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

- ~~6. 110121 Laura Heights Subdivision Unit 8 - PUD - Pulled~~
(The extension of Mill Path, northeast of Patton Point)
- 7. 110132 Coleman Ridge Subdivision Unit 2**
(The extension of Calzada Trail, southwest of Faithful Path)
- 8. 110323 J. Anthony's SE Military**
(At the southeast corner of Southeast Military Drive and Dumbarton Drive)
- 9. 110330 Villa Del Sol Unit 9 BSL**
(Southwest of the intersection of Verde Canyon and West Ansley Boulevard)

10. **100363** **Culebra Road Commercial**
 (Northwest of the intersection of Culebra Road and Village Parkway)
11. **110153** **Fire Station No. 28**
 (On the north side of Burwood Lane, west of Interloop Lane)

PLATS:

12. **100075** **Bluffton Oaks**
 (At the northeast corner of Wurzbach Parkway and Bluffton Oaks)
13. **100276** **Spurs Park, Unit 2**
 (Southwest of the intersection of Floyd Curl and Spurs Lane)
14. **110143** **Park Place II Subdivision Unit 4A**
 (Northeast of the intersection of Gazelle Cliff and Oakwood Way)

TIME EXTENSION:

16. **070354** **Utturkar**
 (South of the intersection of Walzem Road and Archers Grove)

Commissioner R. Rodriguez requested item 16 be added to consent agenda.

Motion: Commissioner R. Rodriguez to included item 16 to consent agenda
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Vice Chair Limon stated item 6 be pulled from consent for recusal purposes from Commissioner Lindhorst. Vice Chair Limon asked for a motion to be made for Items 7 thru 14 and including item 16.

Motion: Commissioner Martinez to approve items 7 thru 14 including item 16 as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

INDIVIDUAL CONSIDERATION

20. **S.P. No. 1537** Request to close and barricade to vehicular traffic part of West Petaluma Boulevard crossing railroad tracks near Wilma Jean Drive. (Capital Improvements Management Services by Marcia Shelf Orlandi)

Marcia Shelf Orlandi, Capital Improvements Management Services, presented item and recommended approval.

Councilman Rey Saldaña, stated they have met with the affect property owners to address their concerns. He further stated they have also met with the Fire Department to address emergency vehicle access as well as School officials who have all express support for said request.

Antonio Guzman, spoke in opposition.

Mary Guzman, spoke in opposition.

Ernest Fernandez, spoke in opposition.

Juanita Fernandez, spoke in opposition.

Yolanda Paradez, spoke in favor.

Paul Calandres, spoke in favor.

Rolando Arsate, spoke in opposition.

Hector Fernandez, spoke in favor.

Diana Robles, spoke in favor.

Jesus Robles, spoke in favor.

Mary Regalado, spoke in opposition.

April Martinez, spoke in opposition.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

6. 110121 Laura Heights Subdivision Unit 8 – PUD - Pulled
(The extension of Mill Path, northeast of Patton Point)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner R. Rodriguez to approve item as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

VARIANCE:

15. TPV 11-004 San Antonio Airport Runway Extension (tree variance)
(9800 Airport Boulevard)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 17.** A briefing on the disannexation of approximately 22.86 acres of land within City South Management Authority's boundary, located within the City of Von Ormy and its Extraterritorial Jurisdiction (ETJ). (Planning and Community Development Department by Nina Nixon-Mendez)

Nina Nixon-Mendez, Planning and Community Development Department, briefed commission on item.

- 18.** Consideration for authorizing an easement dedication from the San Antonio Housing Authority (SAHA) to the City of San Antonio for the Harney Road Drainage Improvement project. (Public Works Department by Nefi Garza)

Nefi Garza, Public Works Department, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

19. **S.P. No. 1300** - Request to declare as surplus and sell an improved tract of City-owned real property known as 2323 Buena Vista and purchase a vacant parcel of land located at 2305 Buena Vista. (Capital Improvements Management Services by Jesse Quesada)

Jesse Quesada, Capital Improvements Management, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

21. **PA11063** - Public hearing and consideration of a resolution amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.7031 acres out of NCB 17636 generally located northwest of the intersection of Culebra Road and Mountain View Drive from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development, presented item and recommended approval.

James Griffin, representative, stated the purpose of this amendment is to allow for fitness center on the subject property. He stated he has been in contact with the surrounding property owners who have expressed support.

Motion: Commissioner A. Rodriguez to approve item as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

22. **PA11064** - Public hearing and consideration of a resolution amending the land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 72.546 acres out of NCB 10915 located at South Frontage Road of SE Loop 410 between Southton Road and South Presa Street from Suburban Tier land use to Agribusiness/RIMSE land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

23. Approval of the minutes for the October 12, 2011 Planning Commission meeting

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

24. Director's report - City Council Action Update (Planning Commission Items sent to Council)

25. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

26. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:27 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary